

# CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE Feb 9, 2023 OWNER [Signature] (SIGNATURE)  
Co-Executive Director for Sitka Community Land Trust

## NOTARY'S ACKNOWLEDGMENT

US OF AMERICA  
 STATE OF ALASKA  
 CITY & BOROUGH OF SITKA

THIS IS TO CERTIFY THAT ON THIS 9<sup>th</sup> DAY OF February, 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Randy Hughes  
Co-Executive Director for the Sitka Community Land Trust  
 TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND HE ACKNOWLEDGED TO ME THAT HE SIGNED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED.

WITNESS MY HAND AND NOTARY SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST HEREIN WRITTEN.

MY COMMISSION EXPIRES 10/19/2025  
 NOTARY PUBLIC  
 CORAL ORENA  
 STATE OF ALASKA  
 MY COMMISSION EXPIRES 10/19/25  
 NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

## CERTIFICATE STATE OF ALASKA (FIRST JUDICIAL DISTRICT)

I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND ASSESSOR FOR THE CITY & BOROUGH OF SITKA, HEREBY CERTIFY THAT ACCORDING TO THE RECORDS IN MY POSSESSION, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE TAX RECORDS OF THE CITY & BOROUGH OF SITKA, IN THE NAME OF Sitka Community Land Trust and Hard Rock Construction, LLC  
 AND THAT ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED AGAINST SAID LANDS AND IN FAVOR OF THE CITY & BOROUGH OF SITKA ARE PAID IN FULL. THE CURRENT TAXES FOR THE YEAR 2023 WILL BE DUE ON OR BEFORE AUGUST 31, 2023. DATED THIS 16 DAY OF February, 2023.  
 ASSESSOR: CITY AND BOROUGH OF SITKA

## CERTIFICATE OF APPROVAL BY THE BOARD

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY & BOROUGH OF SITKA PLATTING BOARD, AND THAT SAID PLAT HAS BEEN APPROVED BY THE BOARD BY PLAT RESOLUTION NO. 2023-02, DATED July 20, 2023, AND THAT THE PLAT SHOWN HEREIN HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX-OFFICIO RECORDER, SITKA, ALASKA.

DATE 2-14-23 CHAIRMAN, PLATTING BOARD  
[Signature]  
 SECRETARY

## CERTIFICATE OF PAYMENT OF LOCAL IMPROVEMENT DISTRICT

I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND FINANCE DIRECTOR FOR THE CITY & BOROUGH OF SITKA, DO HEREBY CERTIFY THAT, ACCORDING TO THE RECORDS OF THE CITY & BOROUGH OF SITKA, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE RECORDS IN THE NAME OF: Sitka Community Land Trust and Hard Rock Construction, LLC  
 (ALL OWNERS OF RECORD), AND THAT, ACCORDING TO THE RECORDS IN MY POSSESSION, ALL L.I.D.'S ASSESSED AGAINST SAID LANDS AND IN FAVOR OF THE CITY & BOROUGH OF SITKA ARE PAID IN FULL.

DATED THIS 10<sup>th</sup> DAY OF February, 2023, AT SITKA, ALASKA.

FINANCE DIRECTOR  
 CITY & BOROUGH OF SITKA

## CERTIFICATE OF APPROVAL BY THE ASSEMBLY

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY & BOROUGH OF SITKA AS RECORDED UNDER SERIAL NUMBER 2023-000012-0, DATED August 9, 2023, AND THAT THE PLAT SHOWN HEREIN HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX-OFFICIO RECORDER, SITKA, ALASKA.

DATE 1/13/23 MAYOR  
[Signature]  
 CITY AND BOROUGH CLERK

# CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE 2/13/23 OWNER [Signature] (SIGNATURE)  
for Hard Rock Construction, LLC

# NOTARY'S ACKNOWLEDGMENT

US OF AMERICA  
 STATE OF ALASKA  
 CITY & BOROUGH OF SITKA

THIS IS TO CERTIFY THAT ON THIS 8<sup>th</sup> DAY OF February, 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Samuel Smith, Manager  
Hard Rock Construction, LLC  
 TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND HE ACKNOWLEDGED TO ME THAT HE SIGNED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED.

WITNESS MY HAND AND NOTARY SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST HEREIN WRITTEN.

MY COMMISSION EXPIRES June 17, 2023  
[Signature]  
 NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

NOTARY PUBLIC  
 AMY AINSIE  
 STATE OF ALASKA  
 MY COMMISSION EXPIRES June 17, 2023

## LEGEND

- SECONDARY MONUMENT (RECOVERED)
- ⊙ SECONDARY MONUMENT (VISUALLY LOCATED ONLY)
- SECONDARY MONUMENT (SET)
- (R) RECORDED DATA
- (C) COMPUTED DATA
- (M) MEASURED DATA

## VICINITY MAP

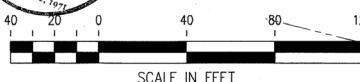
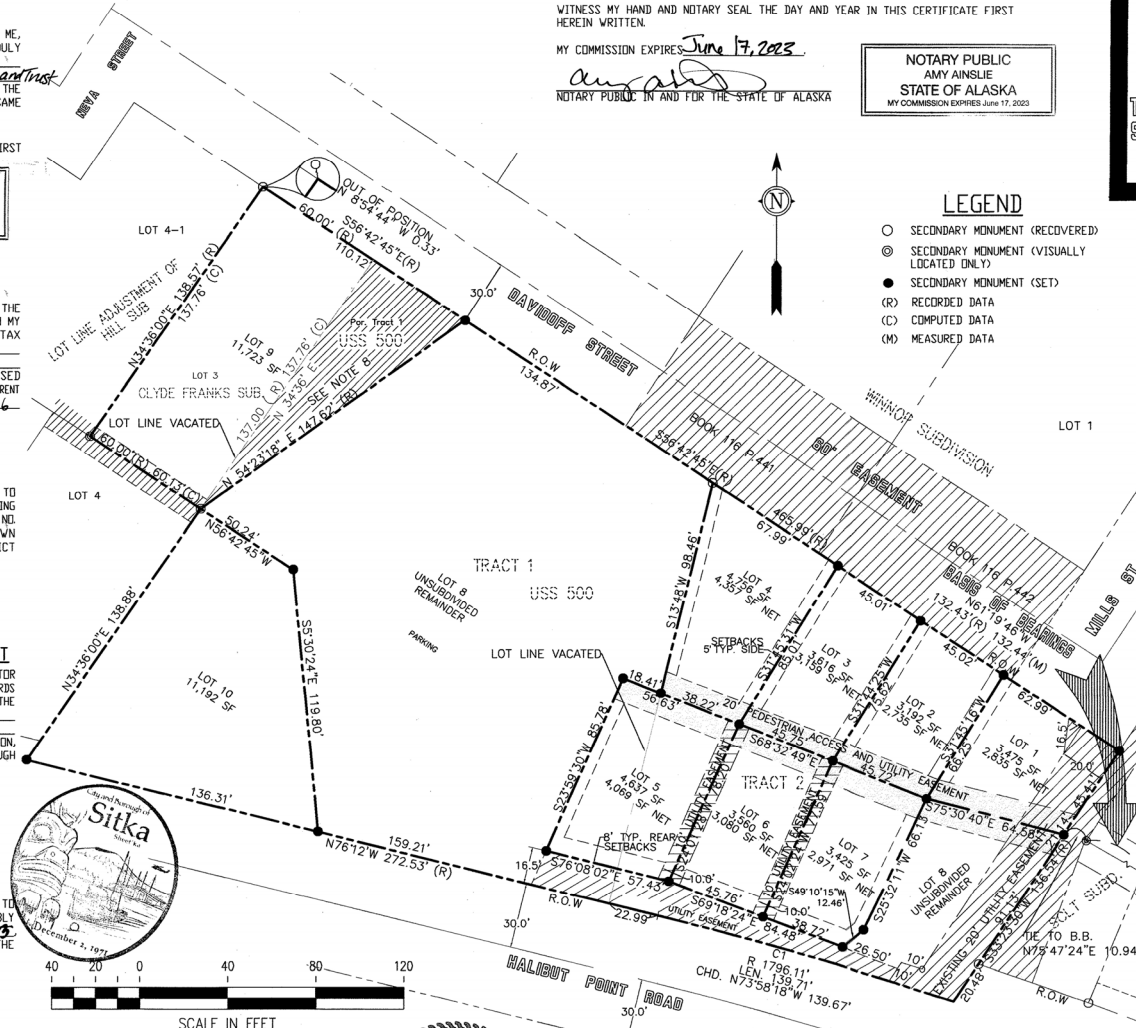
SCALE 1"=1,000'

2023-5

Sitka  
 DATE 2/23/2023  
 TIME 2:45 PM

## NOTES

- 1) THE PURPOSE OF THIS PLAT IS TO CREATE 9 NEW LOTS WITHIN USS 500 AND ADJUST THE LOT LINE BETWEEN USS 500 AND LOT 3, CLYDE FRANKS SUBDIVISION, INCREASING THE SIZE OF LOT 3 BY APPROXIMATELY 1,382 SF.
- 2) MINIMUM SETBACK REQUIREMENTS HAVE BEEN ALTERED TO ALLOW FOR 10' FRONT SETBACKS AND 5' SIDE SETBACKS FOR LOTS 1-7. LOTS 1-4 ARE SUBJECT TO A 0' REAR SETBACK AND LOTS 5-7 ARE SUBJECT TO AN 8' REAR SETBACK. MAXIMUM BUILDING COVERAGE IS INCREASED FOR LOTS 1-7 TO 60% BUILDING COVERAGE.
- 3) THE MUNICIPALITY IS PARTY TO ALL EASEMENTS AND PLAT NOTES. THEY SHALL NOT BE MODIFIED WITHOUT APPROVAL OF THE PLATTING BOARD. THERE SHALL BE NO ENCROACHMENTS ON CITY ASSETS OR EASEMENTS.
- 4) A MAINTENANCE AGREEMENT FOR THE PEDESTRIAN AND UTILITY EASEMENT IS FILED IN THE SITKA RECORDING DISTRICT OFFICE UNDER SERIAL NO. 2023-000012-0.
- 5) A MAINTENANCE AGREEMENT FOR THE UTILITY EASEMENT BETWEEN LOTS 5 AND 6 IS FILED IN THE SITKA RECORDING DISTRICT UNDER SERIAL NO. 2023-000012-0.
- 6) A MAINTENANCE AGREEMENT FOR THE UTILITY EASEMENT BETWEEN LOTS 6 AND 7 IS FILED IN THE SITKA RECORDING DISTRICT UNDER SERIAL NO. 2023-000012-0.
- 7) CODE'S, COVENANTS AND RESTRICTIONS APPLY TO LOTS 1-8 ONLY AND ARE FILED IN THE SITKA RECORDING DISTRICT OFFICE UNDER SERIAL NO. 2018-000076-0.
- 8) THAT PORTION OF TRACT 1, USS 500 BEING A PART OF THE NEWLY CREATED LOT 9 (EXPANDED LOT 3) ON THIS SUBDIVISION IS SUBJECT TO A BUILD HEIGHT RESTRICTION. NO STRUCTURE SHALL BE PLACED ON THIS PORTION (ONLY OF LOT 9 WHICH WOULD RISE ABOVE 133 FT FROM SEA LEVEL (MLLW= 0.0') - THE SAME HEIGHT AS THE EXISTING NORTHWESTERLY MOST PROPERTY CORNER. ALSO, THE SETBACK ALONG THE ORIGINAL LOT 3 SOUTHEAST LOT BOUNDARY REMAINS IN EFFECT. THE EXPANDED AREA WILL NOT INFLUENCE THE LOCATION OF THE SETBACK LINE ALONG THIS BOUNDARY.



**NORTH 57\***  
**LAND SURVEYING LLC**  
 (907) 747-6700 215-F SMITH STREET, SITKA, AK  
 MAILING ADDRESS - 2007 CASCADE CREEK ROAD,  
 SITKA, AK 99835  
 EMAIL: north57landsurveying@yahoo.com

BY	DATE	REV.	DESCRIPTION OF CHANGE



DESIGNED & DRAWN: JCH/ACAD  
 CHECKED: KJO  
 DATE OF PLAT: DEC. 28, 2022  
 SCALE: 1" = 40'  
 DRAWING NAME: 40038C06(Final)  
 PROJECT NO: 40038-06  
 DATE: Jan 3, 2023  
 SURVEYOR'S CERTIFICATE  
 I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN DEC. 2022, A SURVEY OF THE HEREIN DESCRIBED LAND WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE FIELD NOTES OF SAID SURVEY, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT ACCORDING TO SAID FIELD NOTES.  
 KELLY J. O'NEILL L33321

SITKA RECORDING DISTRICT  
**Su'S Heeni Shaak Subdivision**  
 TRACTS 1 AND 2 USS 500 AND  
 LOT 3 CLYDE FRANKS SUBDIVISION  
 SITKA COMMUNITY LAND TRUST